

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT    002    TOWN OF CATO  
 COUNTY                    36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,043,400	1,044,801	99.87	99.29	102.40	15.47	71.4	0.99
	TOTAL	7	1,043,400	1,044,801	99.87	99.29	102.40	15.47	71.4	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	302,500	335,000	90.30	92.03	92.03	18.00	0.0	1.02
	TOTAL	2	302,500	335,000	90.30	92.03	92.03	18.00	0.0	1.02
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	9	1,345,900	1,379,801	97.54	97.67	102.40	15.63	66.7	1.00
	TOTAL	9	1,345,900	1,379,801	97.54	97.67	102.40	15.63	66.7	1.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	1	14.3	0	0.0	0	0.0	2.5	35.7	2.5	35.7	0	0.0	1	14.3	0	0.0
	TOTAL	7	1	14.3	0	0.0	0	0.0	2.5	35.7	2.5	35.7	0	0.0	1	14.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	1	11.1	0	0.0	1	11.1	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0
	TOTAL	9	1	11.1	0	0.0	1	11.1	2.5	27.8	3.5	38.9	0	0.0	1	11.1	0	0.0

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**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 004 TOWN OF CENTERVILLE

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	454,300	427,000	106.39	115.08	115.08	30.13	0.0	1.08
	TOTAL	2	454,300	427,000	106.39	115.08	115.08	30.13	0.0	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	454,300	427,000	106.39	115.08	115.08	30.13	0.0	1.08
	TOTAL	2	454,300	427,000	106.39	115.08	115.08	30.13	0.0	1.08

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	TOTAL	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 006 TOWN OF COOPERSTOWN

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00
	TOTAL	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00
	TOTAL	2	318,900	311,400	102.41	102.12	102.12	1.85	100.0	1.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE  
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TAXATION DISTRICT    008    TOWN OF EATON  
COUNTY                36    MANITOWOC  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00
	TOTAL	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00
	TOTAL	2	347,900	320,000	108.72	108.87	108.87	4.30	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT	010	TOWN OF FRANKLIN
COUNTY	36	MANITOWOC
EQ ADMIN AREA	81	GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT    012    TOWN OF GIBSON  
 COUNTY                36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	56,000	72,500	77.24	95.55	95.55	45.53	0.0	1.24
	IMPROVED	8	1,024,000	915,868	111.81	120.80	124.24	17.73	37.5	1.08
	TOTAL	10	1,080,000	988,368	109.27	115.75	124.24	21.19	40.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	56,000	72,500	77.24	95.55	95.55	45.53	0.0	1.24
	IMPROVED	8	1,024,000	915,868	111.81	120.80	124.24	17.73	37.5	1.08
	TOTAL	10	1,080,000	988,368	109.27	115.75	124.24	21.19	40.0	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	8	0	0.0	1	12.5	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	10	1	10.0	1	10.0	2	20.0	1	10.0	3	30.0	1	10.0	1	10.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0
	IMPROVED	8	0	0.0	1	12.5	2	25.0	1	12.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	10	1	10.0	1	10.0	2	20.0	1	10.0	3	30.0	1	10.0	1	10.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 014 TOWN OF KOSSUTH

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	882,000	825,500	106.84	105.71	103.65	5.28	100.0	0.99
	TOTAL	4	882,000	825,500	106.84	105.71	103.65	5.28	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	209,000	250,000	83.60	83.60	83.60	0.00	100.0	1.00
	TOTAL	1	209,000	250,000	83.60	83.60	83.60	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	1,091,000	1,075,500	101.44	101.29	100.47	7.72	80.0	1.00
	TOTAL	5	1,091,000	1,075,500	101.44	101.29	100.47	7.72	80.0	1.00

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT    016    TOWN OF LIBERTY  
 COUNTY                36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	1,597,300	1,607,200	99.38	99.61	102.01	12.17	60.0	1.00
	TOTAL	10	1,597,300	1,607,200	99.38	99.61	102.01	12.17	60.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	216,700	500,000	43.34	43.34	43.34	0.00	100.0	1.00
	TOTAL	1	216,700	500,000	43.34	43.34	43.34	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	1,814,000	2,107,200	86.09	94.50	100.14	16.43	54.6	1.10
	TOTAL	11	1,814,000	2,107,200	86.09	94.50	100.14	16.43	54.6	1.10

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	3	30.0	2	20.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	10	0	0.0	0	0.0	3	30.0	2	20.0	4	40.0	1	10.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	1	9.1	0	0.0	3	27.3	1.5	13.6	4.5	40.9	0	0.0	1	9.1	0	0.0
	TOTAL	11	1	9.1	0	0.0	3	27.3	1.5	13.6	4.5	40.9	0	0.0	1	9.1	0	0.0



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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 018 TOWN OF MANITOWOC

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	15,900	18,100	87.85	87.85	87.85	0.00	100.0	1.00
	IMPROVED	7	937,900	1,072,300	87.47	92.27	88.08	21.59	28.6	1.05
	TOTAL	8	953,800	1,090,400	87.47	91.71	87.97	18.95	37.5	1.05
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	15,900	18,100	87.85	87.85	87.85	0.00	100.0	1.00
	IMPROVED	7	937,900	1,072,300	87.47	92.27	88.08	21.59	28.6	1.05
	TOTAL	8	953,800	1,090,400	87.47	91.71	87.97	18.95	37.5	1.05

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	1	14.3	1	14.3	1.5	21.4	.5	7.1	1	14.3	2	28.6	0	0.0
	TOTAL	8	0	0.0	1	12.5	1	12.5	2	25.0	1	12.5	1	12.5	2	25.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	1	14.3	1	14.3	1.5	21.4	.5	7.1	1	14.3	2	28.6	0	0.0
	TOTAL	8	0	0.0	1	12.5	1	12.5	2	25.0	1	12.5	1	12.5	2	25.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 020 TOWN OF MANITOWOC RAPIDS

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	106,200	117,500	90.38	94.44	91.05	33.25	33.3	1.04
	IMPROVED	10	1,498,450	1,193,400	125.56	135.74	115.94	29.71	40.0	1.08
	TOTAL	13	1,604,650	1,310,900	122.41	126.21	115.19	30.68	30.8	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	106,200	117,500	90.38	94.44	91.05	33.25	33.3	1.04
	IMPROVED	10	1,498,450	1,193,400	125.56	135.74	115.94	29.71	40.0	1.08
	TOTAL	13	1,604,650	1,310,900	122.41	126.21	115.19	30.68	30.8	1.03

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	0	0.0
	IMPROVED	10		0	0.0	0	0.0	2	20.0	3	30.0	1	10.0	2	20.0	0	0.0
	TOTAL	13		1	7.7	0	0.0	3	23.1	2.5	19.2	1.5	11.5	3	23.1	0	0.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	0	0.0	1	33.3
	IMPROVED	10		0	0.0	0	0.0	2	20.0	3	30.0	1	10.0	2	20.0	0	0.0
	TOTAL	13		1	7.7	0	0.0	3	23.1	2.5	19.2	1.5	11.5	3	23.1	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 022 TOWN OF MAPLE GROVE

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	167,100	175,000	95.49	95.49	95.49	0.00	100.0	1.00
	TOTAL	1	167,100	175,000	95.49	95.49	95.49	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	167,100	175,000	95.49	95.49	95.49	0.00	100.0	1.00
	TOTAL	1	167,100	175,000	95.49	95.49	95.49	0.00	100.0	1.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT    024    TOWN OF MEEME  
 COUNTY                    36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08
	TOTAL	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08
	TOTAL	5	772,400	690,800	111.81	121.27	110.92	18.47	80.0	1.08

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	0	0.0	1	20.0

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WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT    026    TOWN OF MISHICOT  
COUNTY                    36    MANITOWOC  
EQ ADMIN AREA         81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06
	TOTAL	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06
	TOTAL	5	932,400	874,900	106.57	112.91	102.86	12.08	80.0	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT    028    TOWN OF NEWTON  
 COUNTY                    36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	7	1,137,600	1,065,500	106.77	113.12	109.07	10.93	85.7	1.06
	TOTAL	7	1,137,600	1,065,500	106.77	113.12	109.07	10.93	85.7	1.06
2 - COMMERCIAL	VACANT	2	44,300	74,000	59.86	65.64	65.64	25.05	0.0	1.10
	IMPROVED	1	136,300	175,000	77.89	77.89	77.89	0.00	100.0	1.00
	TOTAL	3	180,600	249,000	72.53	69.72	77.89	14.07	66.7	0.96
TOTAL	VACANT	2	44,300	74,000	59.86	65.64	65.64	25.05	0.0	1.10
	IMPROVED	8	1,273,900	1,240,500	102.69	108.72	105.60	13.57	62.5	1.06
	TOTAL	10	1,318,200	1,314,500	100.28	100.10	100.84	18.61	40.0	1.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	1	14.3	0	0.0
	TOTAL	7	0	0.0	0	0.0	0	0.0	3.5	50.0	2.5	35.7	0	0.0	1	14.3	0	0.0
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	2	25.0	1	12.5	1	12.5	0	0.0
	TOTAL	10	1	10.0	0	0.0	2	20.0	2	20.0	2	20.0	2	20.0	1	10.0	0	0.0

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TAXATION DISTRICT    030    TOWN OF ROCKLAND  
COUNTY                    36    MANITOWOC  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00
	TOTAL	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00
	TOTAL	1	63,600	52,500	121.14	121.14	121.14	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 032 TOWN OF SCHLESWIG

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02
	TOTAL	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02
	TOTAL	12	2,347,200	2,316,400	101.33	103.53	102.39	10.76	66.7	1.02

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	0	0.0
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	0	0.0



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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 034 TOWN OF TWO CREEKS

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	531,900	479,500	110.93	114.43	112.05	12.61	75.0	1.03
	TOTAL	4	531,900	479,500	110.93	114.43	112.05	12.61	75.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	531,900	479,500	110.93	114.43	112.05	12.61	75.0	1.03
	TOTAL	4	531,900	479,500	110.93	114.43	112.05	12.61	75.0	1.03

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 036 TOWN OF TWO RIVERS

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	31,300	62,000	50.48	52.87	52.87	23.32	0.0	1.05
	IMPROVED	5	551,500	470,250	117.28	158.80	110.06	53.69	60.0	1.35
	TOTAL	7	582,800	532,250	109.50	128.53	99.52	57.32	42.9	1.17
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	31,300	62,000	50.48	52.87	52.87	23.32	0.0	1.05
	IMPROVED	5	551,500	470,250	117.28	158.80	110.06	53.69	60.0	1.35
	TOTAL	7	582,800	532,250	109.50	128.53	99.52	57.32	42.9	1.17

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	0	0.0	2	40.0
	TOTAL	7	1	14.3	1	14.3	0	0.0	1.5	21.4	1.5	21.4	0	0.0	0	0.0	2	28.6
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	.5	10.0	0	0.0	0	0.0	2	40.0
	TOTAL	7	1	14.3	1	14.3	0	0.0	1.5	21.4	1.5	21.4	0	0.0	0	0.0	2	28.6

WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT    112    VILLAGE OF CLEVELAND  
COUNTY                    36    MANITOWOC  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	1,264,400	1,193,200	105.97	107.32	104.17	8.72	90.0	1.01
	TOTAL	10	1,264,400	1,193,200	105.97	107.32	104.17	8.72	90.0	1.01
2 - COMMERCIAL	VACANT	1	65,200	90,000	72.44	72.44	72.44	0.00	100.0	1.00
	IMPROVED	2	704,700	1,239,500	56.85	55.95	55.95	2.50	100.0	0.98
	TOTAL	3	769,900	1,329,500	57.91	61.45	57.35	10.40	66.7	1.06
TOTAL	VACANT	1	65,200	90,000	72.44	72.44	72.44	0.00	100.0	1.00
	IMPROVED	12	1,969,100	2,432,700	80.94	98.75	101.37	15.07	58.3	1.22
	TOTAL	13	2,034,300	2,522,700	80.64	96.73	100.55	16.18	53.9	1.20

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10		0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	10		0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2		0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3		0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	1		0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12		1	8.3	1	8.3	4	33.3	3	25.0	3	25.0	0	0.0	0	0.0
	TOTAL	13		1	7.7	1	7.7	3.5	26.9	3.5	26.9	3	23.1	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
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TAXATION DISTRICT 126 VILLAGE OF FRANCIS CREEK

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	540,000	477,000	113.21	109.31	107.66	6.44	100.0	0.97
	TOTAL	4	540,000	477,000	113.21	109.31	107.66	6.44	100.0	0.97
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	540,000	477,000	113.21	109.31	107.66	6.44	100.0	0.97
	TOTAL	4	540,000	477,000	113.21	109.31	107.66	6.44	100.0	0.97

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE  
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TAXATION DISTRICT 132 VILLAGE OF KELLNERSVILLE

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99
	TOTAL	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99
	TOTAL	2	151,600	157,500	96.25	94.98	94.98	4.47	100.0	0.99

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE  
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TAXATION DISTRICT    147    VILLAGE OF MARIBEL  
COUNTY                    36    MANITOWOC  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01
	TOTAL	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01
	TOTAL	2	293,200	270,500	108.39	109.81	109.81	3.66	100.0	1.01

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT    151    VILLAGE OF MISHICOT  
 COUNTY                    36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	12,000	50,000	24.00	23.34	23.34	14.29	100.0	0.97
	IMPROVED	7	759,800	805,900	94.28	96.40	93.00	9.71	57.1	1.02
	TOTAL	9	771,800	855,900	90.17	80.17	91.40	24.43	44.4	0.89
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	12,000	50,000	24.00	23.34	23.34	14.29	100.0	0.97
	IMPROVED	7	759,800	805,900	94.28	96.40	93.00	9.71	57.1	1.02
	TOTAL	9	771,800	855,900	90.17	80.17	91.40	24.43	44.4	0.89

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0
	TOTAL	9	2	22.2	0	0.0	1	11.1	1.5	16.7	2.5	27.8	2	22.2	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	7	0	0.0	0	0.0	1	14.3	2.5	35.7	1.5	21.4	2	28.6	0	0.0	0	0.0
	TOTAL	9	2	22.2	0	0.0	1	11.1	1.5	16.7	2.5	27.8	2	22.2	0	0.0	0	0.0

**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

TAXATION DISTRICT    176    VILLAGE OF REEDSVILLE  
 COUNTY                    36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,169,300	1,088,400	107.43	121.89	105.23	22.66	75.0	1.13
	TOTAL	12	1,169,300	1,088,400	107.43	121.89	105.23	22.66	75.0	1.13
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	1,169,300	1,088,400	107.43	121.89	105.23	22.66	75.0	1.13
	TOTAL	12	1,169,300	1,088,400	107.43	121.89	105.23	22.66	75.0	1.13

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7
	TOTAL	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7
	TOTAL	12	0	0.0	0	0.0	1	8.3	5	41.7	4	33.3	0	0.0	0	0.0	2	16.7



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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT 181 VILLAGE OF SAINT NAZIANZ

COUNTY 36 MANITOWOC

EQ ADMIN AREA 81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	13,300	15,000	88.67	88.67	88.67	0.00	100.0	1.00
	IMPROVED	5	527,900	519,500	101.62	103.55	99.73	8.63	80.0	1.02
	TOTAL	6	541,200	534,500	101.25	101.07	97.37	9.26	83.3	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	13,300	15,000	88.67	88.67	88.67	0.00	100.0	1.00
	IMPROVED	5	527,900	519,500	101.62	103.55	99.73	8.63	80.0	1.02
	TOTAL	6	541,200	534,500	101.25	101.07	97.37	9.26	83.3	1.00

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	1	20.0	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT    186    VILLAGE OF VALDERS  
 COUNTY                    36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	488,000	446,150	109.38	110.04	114.78	10.72	80.0	1.01
	TOTAL	5	488,000	446,150	109.38	110.04	114.78	10.72	80.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	288,600	319,900	90.22	94.13	92.50	8.89	66.7	1.04
	TOTAL	3	288,600	319,900	90.22	94.13	92.50	8.89	66.7	1.04
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	776,600	766,050	101.38	104.07	103.06	13.16	62.5	1.03
	TOTAL	8	776,600	766,050	101.38	104.07	103.06	13.16	62.5	1.03

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	2	25.0	2	25.0	0	0.0	0	0.0
	TOTAL	8	0	0.0	0	0.0	1	12.5	3	37.5	2	25.0	2	25.0	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT    191    VILLAGE OF WHITE LA W  
COUNTY                    36    MANITOWOC  
EQ ADMIN AREA         81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	369,900	411,500	89.89	87.85	88.31	7.78	75.0	0.98
	TOTAL	4	369,900	411,500	89.89	87.85	88.31	7.78	75.0	0.98
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	57,700	69,900	82.55	82.55	82.55	0.00	100.0	1.00
	TOTAL	1	57,700	69,900	82.55	82.55	82.55	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	427,600	481,400	88.82	86.79	87.62	7.43	80.0	0.98
	TOTAL	5	427,600	481,400	88.82	86.79	87.62	7.43	80.0	0.98

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE  
2011 ASSESSMENT/SALES RATIO ANALYSIS**

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TAXATION DISTRICT    241    CITY OF KIEL  
COUNTY                36    MANITOWOC  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
	TOTAL	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	436,900	481,050	90.82	89.69	94.63	6.84	66.7	0.99
	TOTAL	3	436,900	481,050	90.82	89.69	94.63	6.84	66.7	0.99
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	35	3,783,600	3,882,950	97.44	98.75	96.79	9.09	71.4	1.01
	TOTAL	35	3,783,600	3,882,950	97.44	98.75	96.79	9.09	71.4	1.01

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
	TOTAL	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	35	0	0.0	0	0.0	4	11.4	13.5	38.6	11.5	32.9	5	14.3	1	2.9	0	0.0
	TOTAL	35	0	0.0	0	0.0	4	11.4	13.5	38.6	11.5	32.9	5	14.3	1	2.9	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE  
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TAXATION DISTRICT    251    CITY OF MANITOWOC  
COUNTY                    36    MANITOWOC  
EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	15	482,400	494,500	97.55	100.14	97.77	25.98	46.7	1.03
	IMPROVED	201	24,257,500	22,701,730	106.85	110.55	109.14	11.44	73.6	1.03
	TOTAL	216	24,739,900	23,196,230	106.65	109.82	108.64	12.54	71.3	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	15	5,135,100	4,791,825	107.16	102.55	106.80	15.27	60.0	0.96
	TOTAL	15	5,135,100	4,791,825	107.16	102.55	106.80	15.27	60.0	0.96
TOTAL	VACANT	15	482,400	494,500	97.55	100.14	97.77	25.98	46.7	1.03
	IMPROVED	216	29,392,600	27,493,555	106.91	109.99	109.08	11.72	72.2	1.03
	TOTAL	231	29,875,000	27,988,055	106.74	109.35	108.22	12.76	70.1	1.02

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	15		1	6.7	2	13.3	1	6.7	3.5	23.3	3.5	23.3	0	0.0	0	0.0
	IMPROVED	201		0	0.0	1	0.5	21	10.5	78.5	39.1	69.5	34.6	18	9.0	11	5.5
	TOTAL	216		1	0.5	3	1.4	22	10.2	82	38.0	72	33.3	19	8.8	15	6.9
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15		0	0.0	1	6.7	4	26.7	2.5	16.7	6.5	43.3	0	0.0	1	6.7
	TOTAL	15		0	0.0	1	6.7	4	26.7	2.5	16.7	6.5	43.3	0	0.0	1	6.7
TOTAL	VACANT	15		1	6.7	2	13.3	1	6.7	3.5	23.3	3.5	23.3	0	0.0	0	0.0
	IMPROVED	216		0	0.0	2	0.9	26	12.0	80	37.0	76	35.2	18	8.3	12	5.6
	TOTAL	231		1	0.4	4	1.7	27	11.7	83.5	36.2	78.5	34.0	19	8.2	16	6.9

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT    286    CITY OF TWO RIVERS  
 COUNTY                    36    MANITOWOC  
 EQ ADMIN AREA        81    GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	10,100	5,800	174.14	143.00	143.00	30.07	0.0	0.82
	IMPROVED	77	6,053,900	6,067,000	99.78	109.82	101.13	21.36	61.0	1.10
	TOTAL	79	6,064,000	6,072,800	99.86	110.66	101.13	21.89	60.8	1.11
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	8	2,618,200	4,365,825	59.97	99.23	87.76	43.40	37.5	1.65
	TOTAL	8	2,618,200	4,365,825	59.97	99.23	87.76	43.40	37.5	1.65
TOTAL	VACANT	2	10,100	5,800	174.14	143.00	143.00	30.07	0.0	0.82
	IMPROVED	85	8,672,100	10,432,825	83.12	108.82	100.44	23.27	57.7	1.31
	TOTAL	87	8,682,200	10,438,625	83.17	109.61	100.44	23.72	57.5	1.32

**FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)**

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	77	0	0.0	0	0.0	14	18.2	24.5	31.8	22.5	29.2	5	6.5	3	3.9	8	10.4
	TOTAL	79	0	0.0	0	0.0	14	17.7	25.5	32.3	22.5	28.5	5	6.3	3	3.8	9	11.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	1	12.5	1	12.5	1	12.5	1	12.5	2	25.0	0	0.0	0	0.0	2	25.0
	TOTAL	8	1	12.5	1	12.5	1	12.5	1	12.5	2	25.0	0	0.0	0	0.0	2	25.0
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	85	1	1.2	1	1.2	15	17.7	25.5	30.0	23.5	27.7	6	7.1	3	3.5	10	11.8
	TOTAL	87	1	1.2	1	1.2	15	17.2	26.5	30.5	23.5	27.0	6	6.9	3	3.5	11	12.6

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE**  
**2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT 241 CITY OF KIEL

COUNTY 36 MANITOWOC

08 CALUMET

EQ ADMIN AREA 81 GREEN BAY

81 GREEN BAY

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
	TOTAL	32	3,346,700	3,401,900	98.38	99.60	96.89	9.24	71.9	1.01
2 - COMMERCIAL	VACANT	1	18,000	12,950	139.00	139.00	139.00	0.00	100.0	1.00
	IMPROVED	3	436,900	481,050	90.82	89.69	94.63	6.84	66.7	0.99
	TOTAL	4	454,900	494,000	92.09	102.02	95.78	16.65	50.0	1.11
TOTAL	VACANT	1	18,000	12,950	139.00	139.00	139.00	0.00	100.0	1.00
	IMPROVED	35	3,783,600	3,882,950	97.44	98.75	96.79	9.09	71.4	1.01
	TOTAL	36	3,801,600	3,895,900	97.58	99.87	96.86	10.04	69.4	1.02

## FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
	TOTAL	32	0	0.0	0	0.0	3	9.4	13	40.6	10	31.2	5	15.6	1	3.1	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	35	0	0.0	0	0.0	4	11.4	13.5	38.6	11.5	32.9	5	14.3	1	2.9	0	0.0
	TOTAL	36	0	0.0	0	0.0	4	11.1	14	38.9	11	30.6	5	13.9	2	5.6	0	0.0